

Sunderland: 0191 5658844  
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# To Let

## Roadside Retail Unit

Unit A3 Claypath Lane  
South Shields  
NE33 4PG

- Last remaining prominent roadside retail unit
- Totalling **1130 f2 (105 m2)**
- Adjacent to **Greggs, Indigo Sun and Starbucks**
- 8 destination EV charging bays by **Gridserve**
- Completion **September 2025**
- Suitable for planning use classes **E and B**

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

The coastal town of South Shields is located approximately 11 miles west of Newcastle Upon Tyne and 7.5 miles north of Sunderland. The subject site is located on the edge of the town centre just off the A194 Western approach.

### Description

The last remaining unit forms part of a new retail scheme with associated car parking and is due to be handed over in September 2025. Occupiers who have committed to the scheme include **Starbucks**, **Greggs** and **Indigo Sun** together with 8 EV destination charging bays by **Gridserve**. Other nearby occupiers of note include **Wickes**, **Pets at Home** and **The Gym**.

### Accommodation

The property briefly comprises as follows:-

- Saleable Area **1130 ft<sup>2</sup> (105 m<sup>2</sup>)**
- Maximum internal width 31'6" (9.6 m)
- Maximum depth 38'3" (11.66m)
- Minimum height 16'8" (5.08 m)
- Maximum height 19'0" (5.79 m)

### Tenure

A new Lease is available at a commencing annual rental of **£30,000** for a term of years to be agreed (minimum 10 years) on an FRI basis subject to 5 yearly Rent Reviews and estate service charge.

### VAT

All rents quoted exclude VAT where chargeable.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### Rateable Value (RV)

To be assessed.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

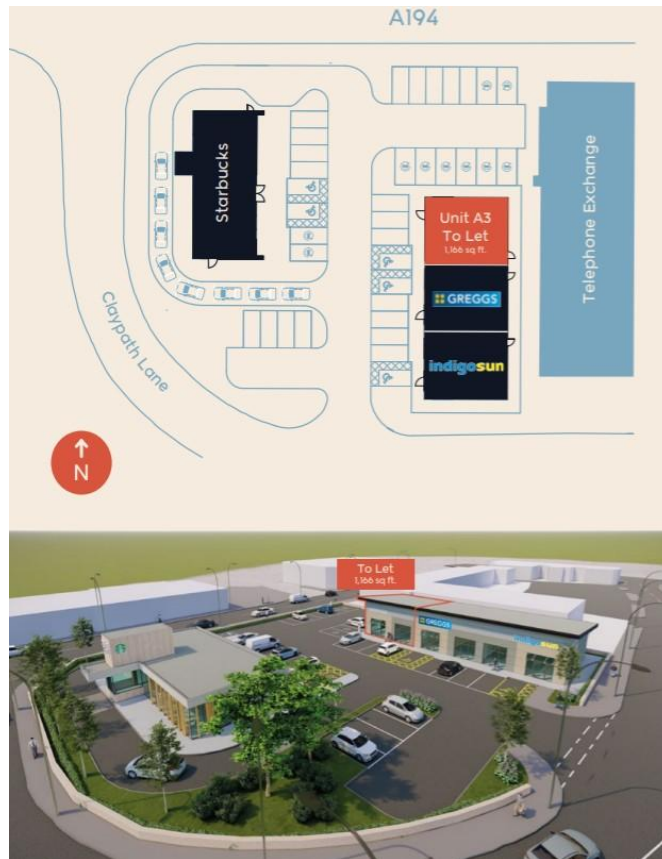
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C4328

### EPC

To be provided on completion.



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